

**McCaleb, Iris**

**From:** Karen Ingels <kjanei@comcast.net>  
**Sent:** Monday, January 08, 2018 11:50 AM  
**To:** McCaleb, Iris  
**Cc:** Karen Ingels  
**Subject:** Comments on LU 17-0078, Forest Highlands Proposed Zoning, Attention: Iris McCaleb

Dear Lake Oswego Planning Commission:

We acknowledge the need to adjust the R-7.5 zoning in Forest Highlands Neighborhood. We compliment the Forest Highlands Neighborhood Board for taking on this daunting initiative and working with the City to propose changes. We are thankful for the opportunity to provide comments on this complicated proposal involving hundreds of properties. We will focus on the area we know best, our street, Alto Park Road. In preparing these comments, we also gained prospective talking with the City Planning Director, Scot Siegel; the original City Planner involved, Sarah Selden; Neighborhood Board Chair, Gary Willihnganz; and most importantly, our neighbors. We also attended the neighborhood meeting Sarah Selden hosted on October 17, 2017 to learn more and provide comments.

We are very familiar with our neighborhood, and especially Alto Park Road having lived here for almost 30 years. Alto Park Road is a unique neighborhood street on the western edge of Forest Highlands that parallels Boones Ferry Road. It spans both Clackamas County / Lake Oswego, and Multnomah County / Portland. There are 19 homes on the Lake Oswego portion of the street. Alto Park Road has been hit incredibly hard with redevelopment and changed significantly over recent years with larger lots being spilt up into 3 subdivisions resulting in 15 new homes. Seven of these new homes are on lots that are in the 10,000 - 11,000 square feet range.

The driving force and intention of the proposed zoning change from existing R-7.5 to R-15 is to prevent the larger interior properties in Forest Highlands from the intensity and density of development that has already occurred on Alto Park Road. We request the City consider implementing R-10 instead of the proposed R-15 zoning along Alto Park Road. Our comments provide supporting reasons why R-10 is more compatible and appropriate for the Alto Park Road area. The City has designated numerous R-10 areas around the periphery of Forest Highlands. In the southwestern corner of Forest Highlands there is an example of R-7.5 going to R-10 (north of Country Club, east of Bayberry Rd).

#### Need for Transitional Zoning

Boones Ferry Road is located just west of Alto Park Road. Boones Ferry Road marks the western edge of the Forest Highlands Neighborhood. The zoning along this stretch of Boones Ferry Road is R-3. The R-3 zoning adjacent to our property allowed the 22 units in Jameson Ridge Townhouse Condo development to be built. The proposed zoning change would put R-15 right next to R-3 development. Considering our area is the western edge of the Forest Highlands Neighborhood, we recommend a transitional stair-stepping in the zoning with R-10 along Alto Park Road instead of R-15. In the bigger picture the zoning would go from R-3 along Boones Ferry Road to R-10 along Alto Park Road to R-15 into the heart of the Forest Highlands Neighborhood.

#### Non-compatible Zoning

Sixteen of the 19 properties along Alto Park Road have been redeveloped. One lot was created in 1999 and 15 lots were created between 2008 and 2016. Thirteen of the 16 developed lots are less than 15,000 square feet in size and could not have been developed with proposed R-15 zoning. The average lot size of the 16 lots developed since 1999 is 12,894 square feet.

The proposed R-15 zoning is not compatible with what has already occurred along Alto Park Road. Development has been allowed using smaller lot sizes. Of the 9 new homes that were recently built across the street from us, not 1 of them would have been allowed with the proposed R-15 zoning. We request that the City strongly consider that the majority of our Alto Park Road neighborhood has been redeveloped already and that the R-10 zoning is more appropriate with what has been built in the last few years. Also the northern Multnomah County / Portland half of our street has R-10 zoning.

#### Loss of Property Value

We purchased our 0.9 acre (39,575 square feet) property in 1989 and with the current zoning have the potential to redevelop it into 4 lots. If the proposed R-15 zoning were implemented, our redevelopment potential drops from 4 to 2 lots. With R-10 zoning we have potential for 3 lots which is compatible with surrounding properties and reasonable. We have lived here for almost 30 years, with an understanding of the potential value of our property. The constant construction we have endured while living here was tolerable knowing that we would have similar opportunity in the future. The R-15 zoning would have been welcome before our street got carved up. We will lose value with a change in the zoning to R-15, but less with R-10. In some cases there is greater value with the larger properties than can be gained by dividing the same property into smaller lots. This is not the case with our property, due to our location being right next to R-3 development on the west and having big homes squeezed on smaller lots across the street from us.

Neighborhood Support for R-10 Zoning along Alto Park Road

We have talked to neighbors along Alto Park Road and find a consensus that support R-10 instead of R-15 zoning, and they also suggested leaving the existing R-7.5. The neighbors that we talked with and support R-10 zoning include: 12838, 12830, 12850, and 12816 Alto Park Road and 2304 Oswego Glen Court (access is via Alto Park Road). Their comments to support R-10 over R-15 included that the zoning change would not effect them since their property has already been fully redeveloped, R-10 is more compatible with what has occurred, and that it's not fair to the remaining properties to loose property value and reduce development potential. One neighbor at 12802 would like to retain or be grandfathered in with R-7.5 since R-10 will not work for their 18,933 square foot lot.

We appreciate the planning efforts to update zoning to better match how areas have been developed and provide guidance for future growth and density. Please strongly consider our recommendation for R-10 zoning on Alto Park Road and include this in your recommendation to the City Council. Our hope is for neighborhood zoning that is a good match with existing neighborhood character, and preserves it.

Respectfully submitted,

Karen Ingels and Pete Stroud  
12831 Alto Park Road  
Lake Oswego, OR 97034  
503-697-3912